



# *Housing Programs*

## *Home Improvement Loans & Grants - 504 Program*

Committed to the future of rural communities.

### *Program Objective*

Home improvement loans are available to improve or modernize your existing home. Grants may be available to pay the cost of repairs and improvements to remove identified health and safety hazards.

### *Eligible Improvements*

Home improvement funds can be used for installation and repair of sanitary water and waste disposal systems, including related plumbing and fixtures.

Payment of reasonable connection fees for utilities is also an eligible expense.

Various energy conservation measures including installation of insulation and storm windows can be financed.

In addition, other improvements such as repair or replacement of heating systems and electrical wiring are eligible.

Funds can be used for structural improvements to your home, including repair of, or provision for structural supports; repair or replacement of the roof; and replacement of severely deteriorated siding.

If you own a manufactured or mobile home located on a permanent foundation, and the site it rests on, you are eligible for home improvement funds.

Incidental expenses such as survey fees, title clearance, loan closing, and architectural or other technical services can also be financed.

### *Applicant Requirements*

To qualify for home improvement funds, you must be a US citizen or legally admitted non-citizen and owner/occupant of the home.

Applicants must be legally able to enter into the loan agreement and be unable to obtain financing from other sources.

Your adjusted annual income cannot exceed the very-low income limit for the area. Contact your local office for the appropriate limits.

Favorable credit history and adequate repayment ability are required.

In addition, you must be unable to remove the identified health or safety hazards by using your own ability.

To qualify for a combination loan and grant, you must be 62 or older and be unable to pay for part of the needed repairs.

You may qualify for a grant if you are aged 62 or older and do not have the financial capability to pay for any of the needed repairs.

### *Loan Terms*

The property must be structurally sound to qualify for home improvement financing.

If needed, you may apply for more than one loan, but the maximum combined loan amount is \$20,000. Lifetime grant assistance cannot exceed \$7,500.

If you receive grant funds, you must agree not to sell the home for three years. If the property is sold, the grant funds must be repaid.

The interest rate for the loan is 1%, with a maximum loan term of 20 years.

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should be sent to:

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